

Landlords Required to Notify Tenants about Mold

During the 2005 legislative session, the Washington State legislature approved Engrossed Senate Bill (ESB) 5049, that requires landlords to notify their tenants about mold. (See especially Section 2 (12).

The Department of Health has developed this fact sheet to provide you with the materials you need as a landlord to comply with this new legislation.

Mold can impact human health. For some, mold's impact can be profound. Mold may trigger an attack in people with asthma. For people who are allergic to mold, exposure may cause allergy symptoms (not unlike hay fever). Mold and the mycotoxins they may produce are still a topic of considerable debate; however mold should not be tolerated in the space where you live.

Senate bill 5049 **requires** landlords to notify tenants about mold. Specifically, landlords must supply information to tenants about:

- The health hazards associated with exposure to indoor mold
- Steps to take to control mold growth in their dwelling units



Landlords **must** notify:

- New tenants starting July 24, 2005.
- Current tenants by January 1, 2006.

Posting of this information in a visible, public location at the dwelling unit property is allowed.

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The following information can be obtained from the Washington State Department of Health (DOH) either electronically or in printed form.

Any one of the following documents will fulfill the notification requirements of Senate Bill 5049):

- DOH web page, “[Got Mold](http://devwww.ehp/ts/IAQ/Got_Mold.html)” (http://devwww.ehp/ts/IAQ/Got_Mold.html)
- Links to Web sites for mold information in Spanish:
 - From [California Department of Health Services, "Mold in My Home?", PDF - in Spanish \(1998\).](http://www.cal-iaq.org/moho9809.pdf) (<http://www.cal-iaq.org/moho9809.pdf>)
 - From [University of Minnesota: "Molds - Your Safe Home" - in Spanish.](http://www.extension.umn.edu/distribution/housingandclothing/DK6608.html) (<http://www.extension.umn.edu/distribution/housingandclothing/DK6608.html>)
- EPA document “[A Brief Guide to Mold, Moisture and Your Home](http://www.epa.gov/iaq/molds/moldguide.html)” (<http://www.epa.gov/iaq/molds/moldguide.html>). This document is available in English and Spanish, both online and by calling 1-800-438-4318.

Who can I contact for more information?

Should you need additional information about mold, please contact one of the following DOH Staff:

- Laura White (360) 236-3090, laura.white@doh.wa.gov
- Paul Marchant, (360) 236-3363, paul.marchant@doh.wa.gov